

## Monthly Updates – from the Mayor – May 2016

Since the minutes from our regular monthly Board meeting are not formally approved and posted on the Village website until the following month, it seems that our residents might be more fully informed of Village affairs by having regular updates posted on our website sooner, rather than later. To that end, it has been decided to provide our readers with some monthly updates, and if there are any concerns or a need for more information, please call (673-3112) or email (marboard@twcny.rr.com) the Village Office.

**Confirm and Approve Building Inspector's Report on Former Crown Mill, 71 North Street** – the Code Inspector has issued a report in which he states that the north and south wings of the remaining mill building at 71 North Street have, in his opinion, become dangerous and unsafe to the public due to age, lack of maintenance, being open to the elements and general deterioration. The building has been vacant for many years and has been internally accessible to the public due to frequent break-ins. It is the recommendation of the Code Enforcement Officer that the building be demolished as soon as possible. Having examined the report in detail, a copy of which is on file in the Village Office for public inspection, the Board approve that report and filed it with the Village Clerk.

**Approve Resolution Confirming Findings That Former Crown Mill is Unsafe and Should Be Demolished** – the Board also approved the following resolution confirming findings that the former Crown Mill at 71 North Street is unsafe and should be demolished, to wit:

**WHEREAS**, an Inspection Report prepared by Village Code Enforcement Officer (CEO) Bill Reagan, in such manner and in such detail as required by the Code of the Village of Marcellus Chapter 47, Section 47-4, declaring that the North and South wings of the former Crown Mill building located at 71 North Street, Marcellus, NY are unsafe and should be demolished as soon as possible, has been duly filed in the office of the Village Clerk, and

**WHEREAS**, the Inspection Report states more particularly that the North and South wings of the building are in "dangerous and unsafe to the public due to age, lack of maintenance, being open to the elements and general deterioration.... In my opinion the external and internal condition of this building pose a threat to the health, safety and welfare of the community including the general public and emergency responders. The building should be demolished as soon as possible.", and

**WHEREAS**, the current owner of the Crown Mill property was notified by the Village CEO of the dangerous condition of the building, and the owner informed the CEO that he did not intend to take action to rectify the situation, and

**WHEREAS**, the current owner of the Crown Mill property was notified in writing that the status of the building was to be further discussed at the Village Board's regularly scheduled meeting on May 23, 2016, in the Village Hall, 6 Slocombe Avenue, Marcellus, New York, and

**WHEREAS**, the Village Board did discuss the status of the property in public session during the Board's regularly scheduled meeting on May 23, 2016, in the Village Hall, 6 Slocombe Avenue, Marcellus, New York, at which time all interested persons were allowed to speak, it is hereby

**RESOLVED AND DETERMINED**, that the Village Board confirms the findings of the Inspection Report that the North and South wings of the former Crown Mill building are unsafe and should be demolished as soon as possible; and it is hereby further

**RESOLVED AND DETERMINED**, that the North and South wings of the building have become unsafe due to age, poor maintenance, the elements and general deterioration. These portions of the building have been vacant for years and have been internally accessible to the public due to frequent break-ins. The building serves as an unattractive nuisance for children who may be injured therein and poses a danger to fishermen who frequently enter the grounds to access Nine Mile Creek; and it is hereby further

**RESOLVED AND DETERMINED** that specific structural issues include:

- The west end of the North wing roof structure is at risk of collapse due to exposure to the elements;
- Two of the main load-bearing columns in the North wing have failed causing partial collapse of the second, third and fourth floors;
- The south wall of the North wing is at risk of collapse due to significant areas of missing bricks on the interior layer of the wall and exposure to the elements;
- Several load-bearing beams in the North wing have partially collapsed due to decay, causing the floor structures to partially collapse;
- The first, second, third and fourth floors of the South wing have partially or completely collapsed due to failure of the roof and exposure to the elements; and
- The roof structure of the South wing is in danger of collapse due to exposure to the elements.

**RESOLVED AND DETERMINED**, that the North and South wings of the building shall be demolished and removed according to the following requirements:

- New York State Department of Environmental Conservation shall be contacted and all stormwater requirements to protect Nine Mile Creek shall be implemented;
- A demolition permit shall be obtained from the Village of Marcellus (to include payment of the appropriate permit fee);
- A licensed asbestos demolition contractor shall perform all demolition and site work;
- Asbestos project notification shall be made to the New York State Department of Labor at least 10 days prior to the commencement of work;
- An asbestos project notification fee of \$4,000 shall be paid to State of New York;
- Asbestos project notification shall be made to the U.S. Environmental Protection Agency;
- New York State Department of Transportation shall be notified at least 10 days prior to the commencement of work;
- Dig Safely New York shall be called at least 10 days prior to the commencement of work; and
- The site shall be filled, graded with topsoil and seeded to the satisfaction of the Village's Code Enforcement Officer.

**RESOLVED AND DETERMINED** that the demolition and removal of such building shall commence within 30 days of the service of this Resolution/Notice/Order and shall be completed within sixty days thereafter; and it is hereby further

**RESOLVED AND DETERMINED**, that a public hearing be held before the Village Board in relation to such dangerous or unsafe building at 7 p.m. on June 27, 2016 at Village Hall, 6 Slocombe Avenue, Marcellus, New York and it is hereby further

**RESOLVED AND DETERMINED**, that notice of this Resolution/Notice/Order shall be served upon the current owner of the Crown Mill property as provided in the Code of the Village of Marcellus Chapter 47, Section 47-7; and it is hereby further,

**RESOLVED AND DETERMINED**, that the Village Clerk shall file a certified copy of this Resolution/Notice/ Order in the Office of the Clerk of the County of Onondaga.

**Re-levy of Unpaid Sewer and Refuse Charges** – the Board approved motion to have the outstanding utility bills (refuse and sewage) re-levied to the Village of Marcellus property tax bills. The amount being re-levied to the taxes is \$49,248.41. As a point of interest, the amount re-levied in 2015 was 47,954.00, in 2014 was \$45,533.15, and in 2013 was \$49,517.33. This also includes a motion to re-levy special assessments totaling \$3,000.00 for unpaid vacant dwelling registration fees (from six separate property owners), and \$150 for unpaid rental dwelling inspection fees to Village of Marcellus property tax bills as well

**WWTP Improvements Engineering Design/Construction Services** – the Board approved a motion to authorize the Mayor to sign the design proposal for WWTP Improvements as submitted by MRB Group, up to a level of \$300,000. The proposed design will begin to address the DEC mandate to remove phosphorus from the WWTP effluent to a 1.0 mg/L (12 month rolling average) limitation, which will require extensive and very expensive upgrades to the existing WWTP. In anticipation of this expense, the Village Board has increased the sewer rents significantly within the last year. It is expected that the sewer rate increases will begin to offset the cost of design while the Village continues to search for new funding.

**Special Use Permits** – there was one permit to consider and a motion was proposed and approved to grant a Special Use Permit to Michael and Theresa Greenfield and Rich and Theresa LaMarre, approving the temporary blocking off of a part of First Street so that a Graduation/Block Party can be held on Saturday, June 18<sup>th</sup>, from 5 p.m. to 9 p.m. So as to guarantee the safety of all graduation guests, and Village residents, the advice and approval of Police Chief Wicks was also secured.

**Storm Water Report** – a motion to accept the Annual Storm Water Report completed by our Storm Water Designee and to keep a copy on file in the Village Office as well as on the Village web site was approved. We thank Bill Reagan and Kurt Field for their completion of this lengthy report.

**Driving Policy** – because the safety and well-being of our employees, as well as that of our residents is very important to the Village, the Board of Trustees desires to protect employees and community members while on the road, a motion to require all employees of the Village who drive Village-owned vehicles to follow the Village of Marcellus Driving Policy, was approved, a copy of which is on file in the Village Office.

**NYS Workers Compensation Alliance Agreement – Workers Comp Agreement – from 7/1/16 to 7/1/17** – the Board approved a motion to authorize the Mayor to sign a Workers Compensation Agreement with the NYS Workers Compensation Alliance for the time period, July 1, 2016 to July 1, 2017 at a cost of \$27,042.

**Time Warner Cable Franchise Agreement** – the Board approved a motion to again table the Time Warner Cable Franchise Agreement until the Village Attorney has been able to negotiate successfully, the terms of the agreement, with Time Warner Cable.

**Trucks in the Village** – we have received complaints about the many trucks, loaded with gravel, stone and dirt, have been coming through the Village for the last several years and residents often ask – when will it end? Well, after speaking with the County DOT Commissioner, we were put in contact with Honeywell, the company behind the cleanup of Onondaga Lake. Craig Melbourne of Honeywell called the Mayor a couple of weeks ago, and he was told that the trucks hauling through the Village along North Street and Main Street should end by the end of June 2016 – excellent news and one that we have been anticipating for some time. Mr. Melbourne also told the Mayor that he would look having the trucks use Scotch Hill Road, rather than North and Main Streets, during Olde Home Days celebration weekend, June 3, 4 5. We are grateful for Honeywell’s response and eagerly wait for the trucks to cease their travels through the Village.

**WPCP Compost** – is available for residents to pick up during normal working hours (7 a.m. to 2:30 p.m.). If any residents cannot pick up compost during normal business hours, please call the Treatment Plant (673-4491) to make an appointment with one of the operators.

**SRO Contract** – with the Marcellus Central School District has been completed and is in the hands of the Marcellus School Board. Details of the contract, which will provide three (3) Village police officers (SRO) on the Marcellus Central School Campus, are provided in the agreement, and may be subject to slight change before final approval by both parties.

**Paul Street Sidewalks Project** – Community Development is reviewing our application to obtain funding for the installation of approximately 450 feet of deteriorated sidewalk with new 5-foot wide ADA compliant sidewalk located on the north side of Paul Street. Improvements would begin near the intersection of Paul Street with North Street (NYS 174) and would extend east approximately 450 feet to Austindale Avenue. Minor drainage improvements such as cleaning existing drainage pipes and replacement of catch basins are also included. The new sidewalk will eliminate a gap in the existing Village sidewalk system, by connecting to existing sidewalks at North Street and Austindale Ave. At present, there are no sidewalks along Paul Street. Pedestrians, including Seniors from Nine Mile Landing Apartments and school children are forced to walk along the edge of the active travel way. The proposed sidewalk would provide an accessible route between Austindale Ave and North Street, thereby eliminating the need for walking in the street. The entire project, unfortunately, does not lay within an area eligible for CDBE funding. Because there is no longer any area in the Village eligible for CD funding, the Village would be required to have residents on Paul Street submit an income survey to Community Development so as to determine if this project is eligible for hardship consideration. Recent HUD requirements have altered those areas of the Village eligible for Community Development funds, meaning that no areas of the Village are now being considered. With an income survey, strictly confidential, it is hoped that new sidewalk Paul Street, from North Street to Austindale Ave will find approval. The estimated cost of the project is about \$52,800 and the grant would provide 75% (\$39,600) of the funding for the project, while the Village would have to provide for 25% (\$13,200) of the funding. This is because there is a limit of \$50,000 in a CDBG application.

**Phosphorus limit at WWTP** – is an issue that continues to complicate sewer matters and at the moment, we are still working on how to adequately address the issue. We continue to meet with State officials to discuss funding, and we are in conversation with our engineers regarding the cost of preparing a design. We are also hopeful that the phosphorus removal mandate be revisited, especially in light of the fact that Onondaga Lake has shown marked improvement in the levels of phosphorus in the lake.

**Benches, banners and flags** – have been installed. Many thanks to our highway department for doing this and to our Banner and Flag Committee, headed by Bob Wilson, and our Village Clerk, Dawn O’Hara, for all of their efforts in helping to beautify the Village

**Earth Day Cleanup** – in the Village was rescheduled for May 6<sup>th</sup> and the 2<sup>nd</sup> graders at Heffernan Elementary School were able to spread out across the Village to help in this cleanup, beginning at 1:30 p.m. The Village provided gloves and bags for the cleanup and we would like to thank, once again, Nojaims Grocery Store for providing some refreshments for the students. We sincerely thank the students as well as the staff and faculty at KCH for all of their help in making this annual event so successful.

**Memorial Day** – parade and ceremonies are planned for Monday, May 30<sup>th</sup>, and we urge residents to plan to attend this annual event.

**Olde Home Days** – is planned for June 3<sup>rd</sup>, 4<sup>th</sup> and 5<sup>th</sup> in the Village and Town, and we urge resident participation. The Public Works Employees of the Village and Town of Marcellus are being honored this year and the Grand Marshals for the Parade are Village Highway Chief, Harold Muncy, and Town Highway Superintendent, Don MacLachlan. We offer our sincere congratulations to our employees for this distinguished honor.

**Sidewalks** – per the Highway Chief’s recommendations, repairs will be made to selected areas on South Street, Bradley Street and First Street pending budgetary concerns.

**Street repairs** – per the Highway Chief’s schedule, repairs will be made on Orchard Street and Austindale Avenue, and, pending budgetary considerations, South Highland Drive as well.

**Tree Removals** – per the Highway Chief’s schedule, some trees on Meadow Street, and First Street need to be removed, pending budgetary considerations – there is not much in the budget for new ones, but we might be able to plant several on side streets.

**Flower Boxes** – will be filled again this year, using compost from WWTP, giving a good indication of the value of the compost. Kathy Welsh will again be in charge of the plantings in these boxes using flowers that she has both grown from seed as well as some that she will or has purchased. We also would like to thank our Highway Department for their efforts in getting the boxes ready and installing them, as well as our Treatment Plant operators for providing the compost from the Plant for the flower boxes.

**E-Waste Recycling** – Don MacLachlan, Town Highway Superintendent, received information on having an E-waste Recycling Day. At the spring and fall trash days, residents will ask about bringing old televisions, computers, monitors and other electronic items. The Board has decided that Saturday, June 18, 2016, we will have an E-Waste Recycling Day here at the Town Hall. The board will vote on prices at the May 9, 2016 Board Meeting

**Creek Walk Project** – we have a setback with the Creek Walk Project, in that the bids that were opened on May 9, 2016 were much too high for the Board to consider and were rejected by the Board. We are in the process of consulting with our engineers and NYSDOT to determine if part of the trail could be constructed at this time, and the remainder constructed when more funds become available. We are also looking into having some of our highway department members complete some of the clearing involved. We are still hopeful that construction of the trail can begin this summer or fall. If some residents are not familiar with the project, we

urge them to click on the home page of the Village website <http://villageofmarcellus.com/> and then on Village News

**Village Meetings for June 2016** – the Village Clerk has printed copies of future meeting dates for the Village for the benefit of residents. I would make special notification of the Marcellus Olde Home Days, sponsored by both the Village and Town of Marcellus, and scheduled for June 3<sup>rd</sup>, 4<sup>th</sup>, and 5<sup>th</sup> 2016. In addition, the Village Office will be closed for the Memorial Day Holiday and Parade on May 30<sup>th</sup> and for Independence Day on July 3<sup>rd</sup>. Also, a Village-wide garage sale is planned for Saturday, July 9, 2016 from 9 a.m. to 3 p.m. Garage Sale Permits will not be required on that day.